

005.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

951,700 / 951,700

USE VALUE:

951,700 / 951,700

ASSESSED:

951,700 / 951,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86-88		EGERTON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ORFANOS STEVEN	
Owner 2:		
Owner 3:		

Street 1:	22 MOCCASIN PATH
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	COONEY GAYANN, SMITH MARIE A, -
Owner 2:	GREENE JOANNE -

Street 1:	86 EGERTON ROAD
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,430 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2464 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5430		Sq. Ft.	Site		0	80.	1.07	1									466,320						466,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5430.000		480,300		5,100		466,300		951,700							
Total Card							0.125		480,300		5,100		466,300		951,700		Entered Lot Size					
Total Parcel							0.125		480,300		5,100		466,300		951,700		Total Land:					
Source:							Market Adj Cost		Total Value per SQ unit /Card:		386.24		/Parcel:		386.2		Land Unit Type:					



Patriot Properties Inc.
10/01/17

USER DEFINED

Prior Id # 1: 5078

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 16:18:42

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

09/13/17 08:23:48

ekelly

540

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COONEY GAYANN,		64673-446		12/17/2014		679,000	No	No		
GAFFNEY CHARLES		64129-525		8/25/2014	Convenience		1	No	No	
BENINATI JOSEPH		64129-523		8/25/2014	Convenience		1	No	No	
BENINATI JOSEPH		22584-312		11/5/1992			99	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2017		MEAS&NOTICE						HS Hanne S
4/11/2009		Meas/Inspect						197 PATRIOT
5/1/2000		Inspected						276 PATRIOT
9/27/1999		Mailer Sent						
9/27/1999		Measured						256 PATRIOT
8/27/1993								KT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

